



DETACHED GARAGE & ACCESSORY BUILDING PROCESS/CHECKLIST

Site Guidelines

Detached garages are considered as accessory buildings and should refer to section 4.2.2 of the Warman Zoning Bylaw. Site guidelines for accessory buildings including detached garages are as follows:

- 1 Meter minimum side yard setback with no projections greater than 0.61metrs (2Feet) beyond the main exterior wall
- 1.2 Meter minimum rear yard setback
- 1.2 Meter minimum distance from principal building (excluding decks)
- 4 Meters in height from grade level to the underside of the eaves, 6 meters overall height
- Rear yard lot coverage for all accessory buildings 50%
- Any accessory building over 1 storey in height requires a discretionary use approval. Please contact the Planning and Development Department for more information regarding the discretionary use process.

Consent Process

1. Permit application forms are available online or at City Hall. Submit completed application form with two sets of plans to:
2. The application is then reviewed to ensure compliance with the City of Warman's Zoning Bylaw.
3. The Building Permit is forwarded to MuniCode Services for review. Generally, this process requires ten to fourteen business days.
4. The City of Warman will be in contact with you to inform you that your permit is ready for pick-up. Conditions may be applied as per the department's discretion.
5. Upon approval and issuance of a permit, one set of submitted plans will be returned to the applicant and Building Permit Fees will be owed to the City.

NOTE: Work is not authorized to proceed on a project for which a permit is required, until both a valid Development Permit and a Building Permit have been paid for. Development and Building Permits are issued at the same time.

Application Costs

The Building Permit fee for construction, erection, repair, or reconstruction is calculated as follows:

\$100 for construction valued under \$5,000, \$125 for construction valued between \$5,001 and \$25,000, and \$5 for every \$1,000 if construction is valued over \$25,000.

Dial before you dig

Sask 1st call. 1-866-828-4888

Free cable location service helps you to avoid costly damage and ensures your project can proceed without delay.



For further information please contact:

Planning & Development Department

107 Central St W

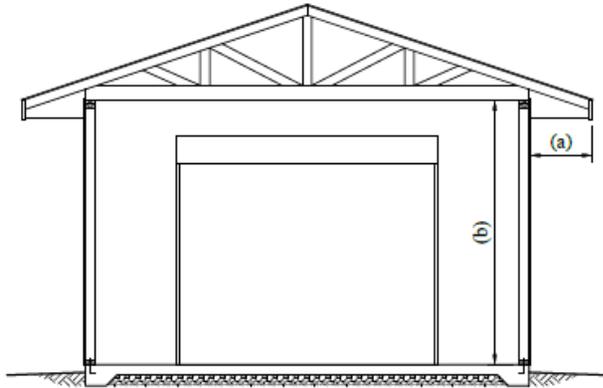
P.O. Box 340

Warman, SK S0K 4S0

Ph. 306-933-2133 Fax. 306-933-1987 Website. www.warman.ca



DETACHED GARAGE WORKSHEET



SECTION

Please complete the following:

ROOF:

- Roofing:
 Asphalt Shingles Metal Roofing Other: _____
- Roof Sheathing:
 OSB Plywood Other: _____
- Thickness of Sheathing:
 3/8" 7/16" Other: _____
- Roof Structure:
 Pre-engineered
 Other: _____

Provide additional information (size, spacing, ...etc.)

- Spacing of Trusses:
 16" o.c. 24" o.c.
- Roof Overhang (a): _____

FOUNDATION:

- Thickened Edge Slab:
 Depth _____ x Width _____
- Other: _____
- *Provide additional information**

SITE PLAN:

- Size of Proposed Garage: _____
- Indicate the following:
- Distance to rear property line (c)
 - Distance to side property lines (d)(e)
 - Distance to house (f)
 - Location and size of all doors and windows (i.e. the walls in which they are installed)
 - All existing buildings on lot
 - Dimensions and shape of lot
If not rectangular, provide actual dimensions or provide separate site plan

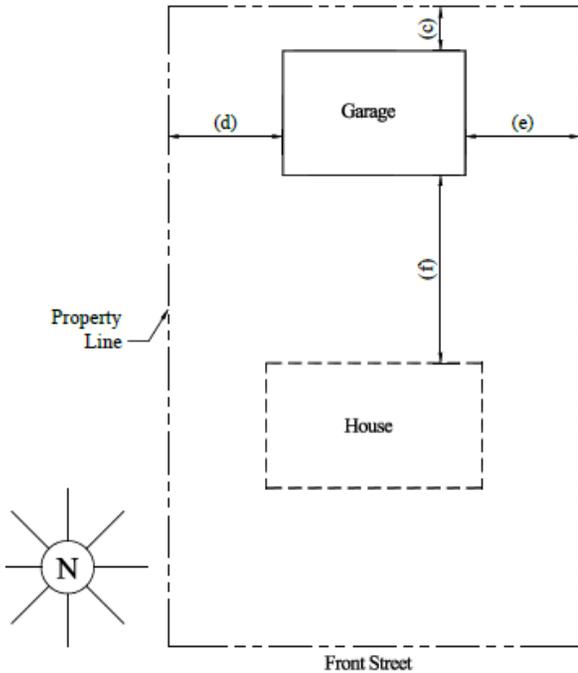
NOTE: Soffit projections must not project to less than 0.45m from the property line.

WALLS:

- Exterior Siding:
 Vinyl Stucco Other: _____
 Hardboard Metal _____
- Air Barrier:
 House Wrap Building Paper
- Wall Sheathing:
 OSB Plywood
- Thickness of Sheathing:
 3/8" 1/2" Other: _____
- Wall Framing: 2x _____ @ 16" o.c. 24" o.c.
- Height of Exterior Walls (b): _____
- Wall Anchorage:
 3/8" Bolts 1/2" Bolts
- Spacing of Bolts: _____
- Lintel Size and Number of Plies for:
 Man Door(s): 2 3 - 2x _____
 Window(s): 2 3 - 2x _____
 Size of Window: _____ x _____
 Overhead Door(s): 2 3 - 2x _____
 Size of Overhead Door: _____ x _____

INTERIOR FINISHES:

- Will the garage:
- have insulation installed Yes No
 - have vapour barrier installed Yes No
 - have interior finishes installed Yes No
 - have any plumbing fixtures Yes No
 - be heated Yes No



SITE PLAN

Owner's Name: _____
Address: _____
Municipality: _____

Provided by:

